

BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem, PA 19020
Office 215-633-3644 • Fax 215-633-3753

**PLEASE CONSULT ATTACHED SEPARATE INSPECTION REQUIREMENT
LISTS FOR FIRE RESCUE AND ENGINEERING DEPARTMENTS.**

COMMERCIAL PERMITS

1. Footing - **before** concrete pour.
2. Foundation/Wall - **before** concrete pour.
3. Slab - **before** concrete pour. Includes service walks, entryway, ramps, equipment pads, driveways and parking lots in addition to general flooring slabs.
4. Backfill - **after** damproofing and parging.
5. A rough frame inspection is required to have rough accessibility, electrical, mechanical and plumbing inspections. **ALL ROUGHS TO BE DONE AT THE SAME TIME.**
6. Insulation.
7. Drywall - **before** tape or spackle.
8. Final Inspection.
9. A Use and Occupancy inspection is required for any commercial renovation or new construction. Final Accessibility and U&O will be conducted only **after** site is fully stocked and/or partitioned and furnished.

**If the commercial permit includes deck or pool construction, the following inspections apply:
Also consult separate inspection requirement lists for Fire Rescue and Engineering
Departments**

DECK

1. Footing - **before** concrete pour
2. Rough inspection
3. Final inspection

INGROUND POOL

1. Foundation (collar) - **before** concrete pour.
2. Electrical bonding and backfill.
3. Heaters - Electric, Plumbing for gas line if applicable.
4. Final (electrical and building)

ABOVE GROUND POOLS

1. Electrical - Any underground wiring (**before** backfill).
 2. Heaters - Electric, Plumbing for gas line if applicable.
 2. Final (electrical and building).
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RESIDENTIAL PERMITS

Consult separate inspection requirement lists for Fire Rescue and Engineering Departments.

Contact **BENSALEM TOWNSHIP BUILDING & PLANNING DEPARTMENT** at **215-633-3644** only for FIRE RESCUE DEPARTMENT inspection scheduling as detailed on separate list.

To schedule inspections for ZONING, ALTERATION OF LAND, STAKEOUTS or other ENGINEERING inspections, contact **O'DONNELL & NACCARATO ENGINEERING** Inspector 24 hours in advance at **215-633-3652**.

For all other residential inspections for CONSTRUCTION, INTERIOR RENOVATIONS, or projects including
Roofs, Sheds, Siding, Electric, Plumbing, Heating/Air Conditioning, Patios and Pavers, Driveways, Retaining
Walls, Fences, etc., contact **CODE INSPECTIONS INC.**, at **215-672-9400**.

MISCELLANEOUS

You will need the permit number and job site address in order to schedule an inspection.

A responsible adult **MUST BE PRESENT** for all inspections.

All permits and related approved printed plans must be readily available on site at the time of the inspection.

Permits are to be prominently displayed in the front window or easily visible location.

All contractors and subcontractors are required to be properly licensed with Bensalem Township before commercial permits or new home construction permits will be issued.

All contractors and subcontractors are required to be properly licensed with the Pennsylvania Attorney General's Office before home improvement permits will be issued.



O'DONNELL & NACCARATO ENGINEERING

INSPECTION REQUIREMENTS BUILDING CONSTRUCTION

1. Stakeout inspection is required to be completed by the engineering department for all new homes. All required erosion and sedimentation controls must be installed prior to any earthwork activities. Any relocation must be approved by the Engineering Department.
2. If underground seepage bed is required, the bed must be inspected by the Engineering Department. Several inspections may be required which will be coordinated at that time with the contractor. But initial inspection must be completed prior to installation of fabric and stone.
3. A rough grade inspection is required to be completed by the engineering department for new homes only at the time of the rough inspection. All swales must be rough graded as designed as well as having base course installed on driveway.
4. At the final inspection, final grading must be completed per township engineer approved plans on record with the township. The grading must be smooth and any debris must be removed prior to topsoil being distributed. Any required swales must be graded as designed on plans.
5. All subdivision requirements must be completed. The following items may pertain to the approved subdivision plan:
 - a. Street Trees
 - b. Concrete monuments or other approved marking
 - c. Road widening (curbs and sidewalks)
 - d. Storm water management system
6. The following are requirements that must be adhered to:
 - a. No grading is permitted within three (3) feet from any property line unless approved in writing on the submitted plan.
 - b. All disturbed areas must be seeded and mulched with hay unless property is already stabilized with an approved method. If property is not stabilized, proper erosion and sedimentation controls must be installed and maintained until disturbed areas are stabilized.
 - c. Any changes must be shown on a revised plan and submitted to the township engineer for review and approval.
 - d. A revised topographical plan may be required depending on the changes requested.
 - e. All disturbed areas must be restored to original conditions.

O'DONNELL & NACCARATO, INC
BENSALEM TOWNSHIP ENGINEERING DEPARTMENT
PHONE (215) 633-3652 • FAX (215) 633-3753
EMAIL rgans@bensalem-township.org
EMAIL qnearon@bensalem-township.org



O'DONNELL & NACCARATO ENGINEERING

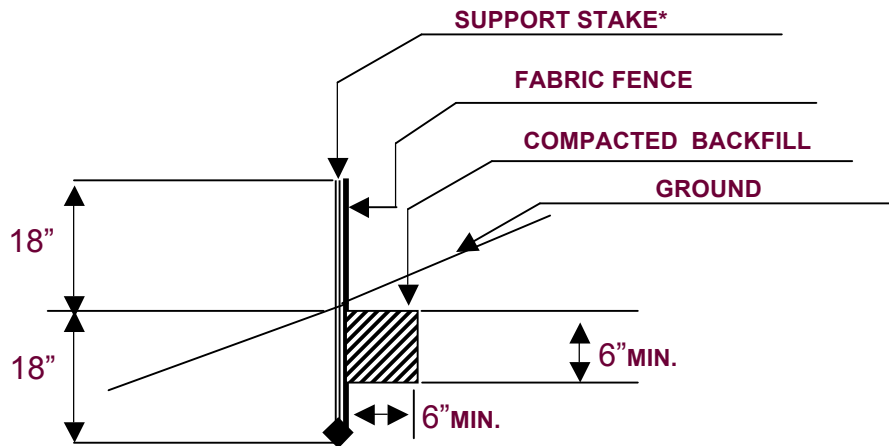
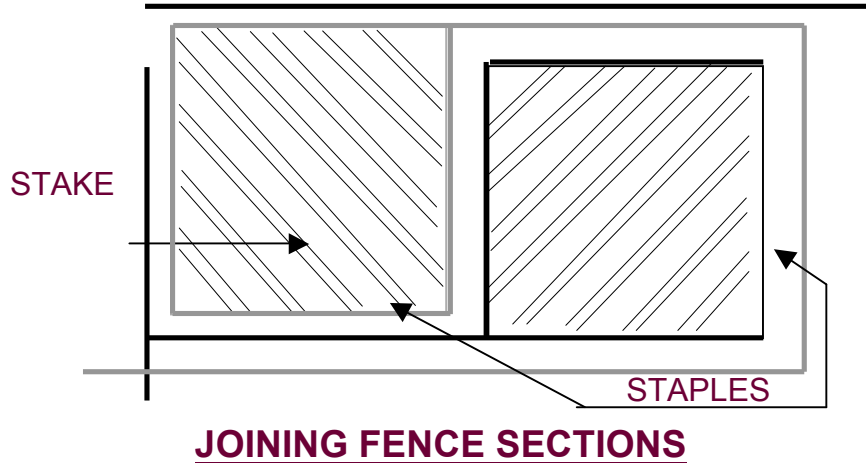
INSPECTION REQUIREMENTS for ALTERATION of LAND, DECK or ZONING PERMITS

1. If underground seepage bed or piping is required, the bed or pipe(s) must be inspected by the Engineering Department prior to backfill. Several inspections may be required for seepage beds which will be coordinated at that time with the contractor. But initial inspection must be completed prior to installation of fabric and stone.
2. At the final inspection, final grading must be completed per township engineer approved plans on record with the township and area stabilized as required. The grading must be smooth and any debris must be removed prior to topsoil being distributed. Any required swales must be graded as designed on plans.
3. The following requirements are mandatory and will be enforced:
 - a. No grading is permitted within three (3) feet from any property line unless approved in writing on the submitted plan.
 - b. All disturbed areas must be seeded and mulched with hay unless property is already stabilized with an approved method. If property is not stabilized, proper erosion and sedimentation controls must be installed and maintained until disturbed areas are stabilized.
 - c. Any changes must be shown on a revised plan and submitted to the township engineer for review and approval.
 - d. A revised topographical plan may be required depending on the changes requested.
 - e. All disturbed areas must be restored to original conditions.

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STANDARD CONSTRUCTION DETAIL

Standard Filter Fabric Fence 18" High

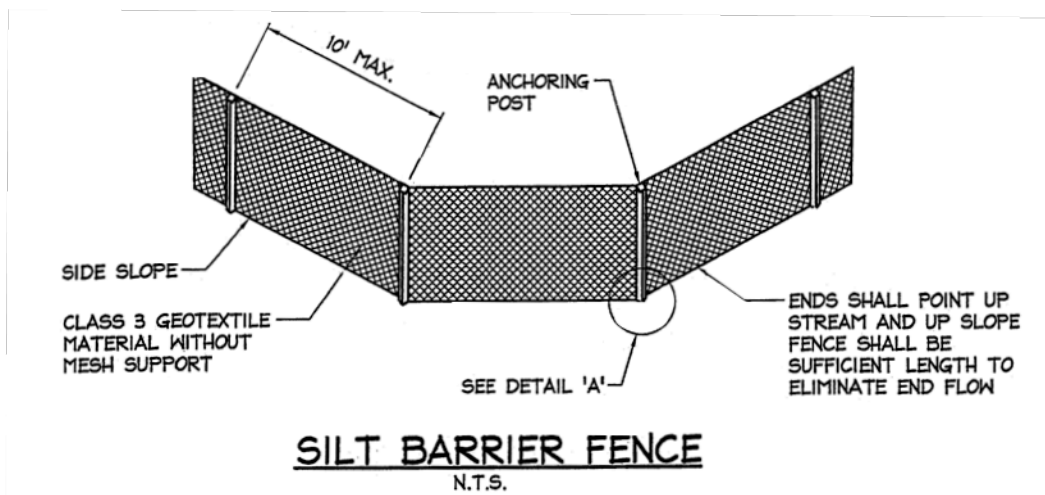


* Stakes spaced at 8' maximum. Use 2" x 2" wood or equivalent steel stakes.

Filter Fabric Fence must be placed at level existing grade. Both ends of the barrier must be extended at least 8' up slope at 45° to the main barrier alignment.

Sediment must be removed when accumulations reach 1/2 the above ground height of the fence.

Any section of filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet.





O'DONNELL & NACCARATO ENGINEERING

RESIDENTIAL INSPECTIONS REQUIRED - ENGINEERING FINALS

THE FOLLOWING ITEMS MUST BE COMPLETED PRIOR TO:

- USE AND OCCUPANCY FOR NEW CONSTRUCTION
- FINAL INSPECTIONS FOR FIRST FLOOR ADDITIONS

1. Final grading completed per Township Engineer's approved plans on record with the Township. The grading must be smooth and any debris must be removed prior to topsoil being distributed.
2. All disturbed areas must be seeded and mulched with hay unless property is already stabilized. Proper erosion and sedimentation control must be installed until disturbed areas are stabilized.
3. Driveways must be paved with wearing course per Township regulations.
4. Splash blocks must be installed.
5. Water box must be set at proper height.
6. Cleanout must be set at proper height and capped.
7. Service walk must be installed.
8. For new homes only, curbing and sidewalks must be installed, and road widening completed unless Township Council has approved a waiver.
9. Any changes must be shown on as-built plan and submitted to Township Engineer for review and approval.
10. All subdivision requirements must be completed. The following items may pertain to the approved subdivision plan:
 - a. Street trees
 - b. Concrete monuments or other approved markings
 - c. Road widening
 - d. Storm water management systems
11. All disturbed areas must be restored to original conditions

To schedule engineering inspections, contact the Engineering Department 24 hours in advance at 215-633-3652. See attached for additional details. You will need the job site address in order to schedule an inspection. Permits are to be prominently displayed in the front window or other easily visible location. All contractors and subcontractors are required to be properly licensed in Bensalem Township.

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O'DONNELL & NACCARATO ENGINEERING

INSPECTION REQUIREMENTS FOR POOL CONSTRUCTION

1. Stakeout inspection is required to be completed by the engineering department for inground pools only. All required erosion and sedimentation controls must be installed prior to any earthwork activities. Any relocation must be approved by the Engineering Department.
2. A rough grade inspection is required to be completed by the engineering department for inground pools only prior to installation of concrete decking. All swales must be rough graded as designed.
3. At the final inspection, final grading must be completed per township engineer approved plans on record with the township. The grading must be smooth and any debris must be removed prior to topsoil being distributed. Any required swales must be graded as designed on plans.
3. The following requirements are mandatory and will be enforced:
 - a. No grading is permitted within three (3) feet from any property line unless approved in writing on the submitted plan.
 - b. All disturbed areas must be seeded and mulched with hay unless property is already stabilized with an approved method. If property is not stabilized, proper erosion and sedimentation controls must be installed and maintained until disturbed areas are stabilized.
 - c. Any changes must be shown on a revised plan and submitted to the township engineer for review and approval.
 - d. A revised topographical plan may be required depending on the changes requested.
 - e. All disturbed areas must be restored to original conditions.

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BENSALEM TOWNSHIP

Department Of Public Safety

FIRE RESCUE DEPARTMENT

2400 Byberry Road - Bensalem, Pa 19020
Phone: 215-633-3617 - Fax: 215-633-3662

REQUIRED PERMIT FIRE INSPECTIONS

Fire Alarm System

1. Acceptance Test
2. Central Station Report
3. 24-Hour Battery Test
4. Knox Box Verification
5. NFPA 72 Record of Completion Report

Cooking Hood Suppression System

1. Acceptance Test
2. Gas/Electric Shut Off
3. Interconnection with Fire Alarm
4. Central Station Report
5. NFPA Certification Report

Standpipe System

1. 2-Hour / 200 Pound Hydrostatic Test
2. Flow Test
3. NFPA 14 Certification Report

Underground Fire Main

1. Open Ditch Inspection
2. Hydrostatic Test
3. Flush/Flow Test
4. NFPA 24 Certification Report

Aboveground Tank

1. Pressure Test
2. NFPA 704 Identification Placards
3. Verify Approved Location

Fireplace, Pellet Stove, Wood Burning Stove

1. Rough Inspection (Open Frame)
2. Final Inspection

Sprinkler System

1. Open Ceiling Inspection
2. 2-Hour / 200 Pound Hydrostatic Test
3. Main Drain Test
4. Water Flow and Tamper Valve Alarm Test
5. NFPA 13 Certification Report

Residential Sprinkler System

1. Open Ceiling Inspection
2. Bucket/Flow Test
3. Alarm Test
4. NFPA Certification Report

Alternative Automatic Extinguishing System

1. Acceptance Test
2. NFPA Certification Report

Fire Hydrant (Installation or Repair)

1. Open Ditch Inspection
2. Flush Test
3. Pitot Gauge/Flow Test
4. Fire Hydrant Inspection Report

Underground Tank

1. Open Ditch (After Removal & After Installation)
2. Pressure Test
3. Verify Approved Location

For specific inspection information on the following permits contact Bensalem Fire Rescue:

Blasting, Environmental Site Remediation, Fireworks Displays, Hotworks/Welding, Tents